

TRANSFER
TAX
PAIDWARRANTY DEED
(Joint Tenancy)

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KNOW ALL MEN BY THESE PRESENTS that ANTOINETTE FEDERLE, of Waterville, Kennebec County, Maine, in consideration of one dollar and other valuable consideration paid by **MELISSA GANZA AND KEN GANZA**, of Waterville, Kennebec County, Maine whose mailing address is 58 Burleigh Street, Waterville, Maine 04901, the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said **MELISSA GANZA AND KEN GANZA** as joint tenants, and not as tenants in common, their heirs and assigns forever, a certain lot or parcel of land with the buildings thereon situated in the City of Waterville, Kennebec County, Maine as more fully described as follows, to wit:

Parcel One

A certain lot or parcel of land situate on Averill Terrace in said Waterville and bounded and described as follows, to wit:

Being Lots numbered twenty-four (24) and twenty-five (25) on plan entitled "Mount Merici Heights, Waterville, Maine," dated November 15, 1942, and recorded in Kennebec Registry of Deeds, Plan Book #14, Pages 15 and 16, to which plan reference is hereby made for further description, location, and dimensions of the lot hereby conveyed.

The above described parcel of land is conveyed subject to certain restrictions and covenants numbered Section I to Section IX, both inclusive, as recited in a deed from Ursuline Vice-Provincialate Northeastern Vice-Province to Bernice Wyman dated November 28, 1956 and recorded in the Kennebec Registry of Deeds in Book 1069, Page 292, to which reference is made for a more particular description thereof.

Being the same premises acquired by Albert V. Federle, Jr. and Antoinette Federle by warranty deed from Lois S. Jones dated August 11, 1975 and recorded in the Kennebec County Registry of Deeds in Book 1840, Page 299.

Parcel Two

A certain lot or parcel of land situate on Mayflower Hill Drive in said Waterville, and bounded and described as follows, to wit:

Being Lots numbered fourteen (14) and fifteen (15) on plan entitled "Mount Merici Heights, Waterville, Maine," dated November 15, 1942 and recorded in the Kennebec County Registry of Deeds, Plan Book #14, Pages 15 and 16, to which plan reference is hereby made for further description, location, and dimensions of the lots hereby conveyed.

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Reference is made to restrictions as recited in a Warranty Deed from Ursuline Vice-Provincialate Franco-American Vice Province to Bernice B. Wyman dated December 1, 1945 and recorded in the Kennebec Registry of Deeds Book 923, Page 404, to which reference is made for a more particular description.

Being the same premises acquired by Albert V. Federle, Jr. and Antoinette Federle by warranty deed from Lois S. Jones dated November 14, 1983 and recorded in the Kennebec County Registry of Deeds in Book 2633, Page 77.

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said MELISSA AND KEN GANZA, as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do covenant with the said Grantees, as aforesaid, that I am lawfully seized in fee of the premises, that they are free of all encumbrances, and that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will *Warrant and Defend* the same to the said grantees, their heirs and assigns against the lawful claims and demands of all persons.

In Witness Whereof, I the said ANTOINETTE FEDERLE relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set my hand this 20th day of October in the year of our Lord one thousand nine hundred ninety-eight.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

Antoinette Federle
Antoinette Federle

STATE OF MAINE
KENNEBEC, SS.

October 20, 1998

Personally appeared the above named **Antoinette Federle** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Pamela L. Westman
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES APRIL 9, 2005

Pamela L. Westman

RECEIVED KENNEBEC SS.

1998 NOV -5 AM 9:00

ATTEST: Pamela L. Westman
REGISTER OF DEEDS

PAMELA L. WESTMAN
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES APRIL 9, 2005

